

CHRONOLOGY OF LOT 1 TO LOT 4 SOIL MANAGEMENT / STOCKPILING EVENTS

- Nov. 2013 - Phase I ESA by Sigma. Records indicate environmental work by others identified subsurface contamination at Lot 1 and Lot 4 in 1990s and 2000s.
- Nov. 2014 - Site Investigation & Remedial Action Plan Report prepared by Sigma and submitted to DNR for entire site. Varying contaminants found on site (Lots 1, 2, 3 & 4) and establishes baseline conditions before property acquisition.
- May 2015 - Approximately 3,500 tons of petroleum contaminated soil from former underground tanks beneath Cermak building pad hauled to landfill.
- Oct. 2015 - Pursuant to Developer Agreement, Wangard scrapes approximately 2,000 cubic yards from Cermak pad and deposits it on Lots 1 and 3 beneath the future parking lot in accordance with the proposed Soil Management Plan. Approximately 1,000 cubic yards from north end of Lot 1 parking lot scraped later and deposited on Lots 1 and 3 beneath the future parking lot in accordance with the proposed Soil Management Plan.
- Nov. 2015 - DNR does not approve overall Soil Management Plan as each lot (as then-recently divided by CSM) needed a separate plan.
- Dec. 2015 - Cermak general contractor begins stockpiling soil on Lot 4 during excavations for pile caps and grade beams. No records of permission given. Stockpiling from Cermak site was not part of the proposed Soil Management Plan. *2000 yds*
- December 2015 to March 2016 - Approximately 22,400 tons of contaminated soil trucked to landfill from Wangard Lot 3 according to plan. Approximately 700 cubic yards of lesser impacted soil reused on-site beneath future parking lot per proposed Lot 3 Soil Management Plan.
- Jan. 2016 - Individual Soil Management Plans for Lots 1, 2, 3 & 4 submitted to DNR. No major deviations from original proposed overall plan.
- March 2016 - DNR gives conditional approval of Soil Management Plan for Lot 1. Final approval provided in April 2016.
- March 2016 - Sigma collects soil samples from approximately 2,000 cubic yard stockpile on Lot 4 at Wangard request. Test results indicate that soils are consistent with level of contamination on Lot 1, and similar to contaminants in Lot 4 subsurface (except PCBs).
+ Bioswale Fill
- June 2016 - Soil stockpile on Lot 4 partially graded out.

- Sept. 2016 - More soil generated from Cermak construction from interior plumbing work moved to Lot 4.
- Dec. 2016 - All soil on Lot 4 graded out.
- April to May 2017 - Interim clay cap placed and seeded. Vegetation established by fall 2017.
- May 2018 - Sigma prepares a report on Lot 4 that recognizes soil stockpile graded onto site and the temporary capping of the site.
- July 2018 - Nancy Ryan from DNR approves the temporary capping and notes that Lot 4 soils will need to be further characterized once work begins if this soil is to be reused on-site under NR 718. DNR agrees that the extents and degree of soil and groundwater contamination are otherwise sufficiently defined on Lot 4; no further soil or groundwater investigation is needed.